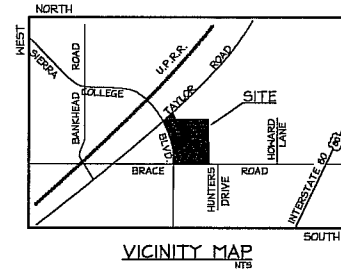


PRELIMINARY SITE PLAN
HOMWOOD LUMBER RELOCATION
Town of Loomis, California



OWNER/DEVELOPER

BRACE-TAYLOR LLC
contact: HAYD MCGRANI
3243 RIFFLEY ROAD
LOOMIS, CA 95650
Phone: (916) 652-4655
Fax: (916) 652-3860

ENGINEER

LAND DEVELOPMENT SERVICES
contact: BILL MITCHELL
2571 WARREN DRIVE
ROCKLIN, CALIFORNIA 95677
Phone: (916) 624-1629
Fax: (916) 624-7962

COMMUNITY SERVICES

SEWER =	South Placer M.U.D.
WATER =	Placer County Water Agency
STORM DRAIN =	Town of Loomis
ELECTRIC =	Pacific Gas and Electric
TELEPHONE =	Pacific Bell
CABLE TV =	Starstream Cable TV
NATURAL GAS =	Pacific Gas and Electricity
FIRE PROTECTION =	Town of Loomis
SOLID WASTE =	Autumn-Placer Disposal
HIGH SCHOOL =	Del Oro High School
ELEMENTARY SCHOOL =	Loomis Elementary School

TOTAL ACREAGE

5.84 Acres

GENERAL PLAN DESIGNATION

Existing = COMMERCIAL
Proposed = COMMERCIAL

ZONING DESIGNATION

Existing = COMMERCIAL
Proposed = COMMERCIAL

SITE SUMMARY

PHASE 1

REQUIRED PARKING:

DOOR ASSEMBLY and MOLDING = 5,350 s.f.
SHIPPING and RECEIVING = 4,400 s.f.
WAREHOUSE = 4,400 s.f.
SALES FLOOR = 4,400 s.f.
ADMINISTRATION = 3,200 s.f.
OUTSIDE COVERED STORAGE = 10,270 s.f.

total footage = 37,020 s.f.

10,000 s.f. (1 STALL PER 500 s.f.) = 20 stalls
27,020 s.f. (1 STALL PER 1,000 s.f.) = 27 stalls

PARKING PROVIDED:

TOTAL PROVIDED PARKING = 47 STALLS

REQUIRED STALLS = 47

PHASE 2

REQUIRED PARKING:

DOOR ASSEMBLY and MOLDING = 9,950 s.f. (5,350 s.f. in Phase 1 + 4,600 s.f. in Phase 2)
SHIPPING and RECEIVING = 4,400 s.f. (All in Phase 1)
WAREHOUSE = 4,400 s.f. (All in Phase 1)
SALES FLOOR = 4,400 s.f. (All in Phase 1)
ADMINISTRATION = 3,200 s.f. (All in Phase 1)
OUTSIDE COVERED STORAGE = 10,270 s.f. (All in Phase 1)

total footage = 38,620 s.f.

10,000 s.f. (1 STALL PER 500 s.f.) = 20 stalls
28,620 s.f. (1 STALL PER 1,000 s.f.) = 29 stalls

PARKING PROVIDED:

TOTAL PROVIDED PARKING = 82 STALLS

BRACE ROAD

BENCH MARK

ELEVATION AS SHOWN ON THIS TOPOGRAPHIC SURVEY
IS BASED ON A BRASS DISC IN A MONUMENT WELL AT
THE INTERSECTION OF GROVE AND OAK STREETS.
E.L.V. = 271.35

LAND DEVELOPMENT SERVICES INC. 2571 Warren Drive, Rocklin, California (916) 624-1629

contact: BILL MITCHELL

dwg. no.

J-1142

PRELIMINARY SITE PLAN

HOMWOOD LUMBER RELOCATION

APR 04-123-257
APR 04-123-257

scale

1" = 40'

date

MAY 97

revisions

designed

drawn

checked

approved

DATE 2/24/97

datum

SEE BENCH

1

of

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